



# BENSALEM TOWNSHIP

Building and Planning Department  
2400 Byberry Road • Bensalem PA 19020  
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

## Zoning Hearing Board

Appeal Number: \_\_\_\_\_

### Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- ☒ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: \_\_\_\_\_
- ☐ Special Exception
- ☒ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: ROBERT J. AND DENISE GRATKOWSKI

Address: 7210 HARPERS CROSSING  
LANGHORNE, PA 19047

Phone No. [REDACTED]

Owner's Name: CHESTER GRATKOWSKI SR

Address: 3166 HULMEVILLE RD  
BENSALEM, PA 19020

Phone No. [REDACTED] (ROBERT'S CELL, CARE GIVER AM POWER OF ATTORNEY.)

Attorney Name: N/A

Address: \_\_\_\_\_

\_\_\_\_\_

Phone No. \_\_\_\_\_

\_\_\_\_\_

Interest of appellant, if not owners (agent, lessee, etc.):

ROBERT J + DENISE GRATKOWSKI WANT TO OPER A HAIR SALON  
IN THE SPACE WHERE THE BARBER SHOP OCCUPIED FOR ABOUT  
48 YEARS. ROBERT IS POWER OF ATTORNEY

1. Application relates to the following:

Check items if applicable:



Use



Lot Area



Height



Yards



Existing Building



Proposed Building



Occupancy



Other: (describe)

2. Brief description of Real Estate affected:

Tax Parcel Number:

02-043-146

Location:

3166 HULMEVILLE RD BENSALERT PA 19020

Lot Size:

31,798 SQ/FT .729 ACRES

Present Use:

RESIDENCE

Proposed Use:

RESIDENCE AND NONCONFORMING HAIR SALON w/ RETAIL SALES

Present Zoning Classification:

R-2 RESIDENTIAL DISTRICT

Present Improvement upon Land:

Deed recorded at Doylestown in Deed Book

1611

Page

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3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

PROPERTY WAS GRANTED NONCONFORMING USE IN THE EARLY 1960'S  
OPERATED NON CONFORMING USE AS A BARBERSHOP FOR 48 YEARS. CLOSED 2009.  
REQUESTING THAT IT IS ALLOWED TO REVERT TO NON CONFORMING USE FOR HAIR SALON

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made:

Your statement of alleged error of Zoning Administrative Office:

N/A

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

NON CONFORMING STRUCTURES AND USE SECTION 232-581

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

TO BE GRANTED CONFORMING USE TO OPERATE HAIR SALON.  
SURROUNDING PROPERTIES ALSO HAVE NONCONFORMING USE IN  
R-2 RESIDENTIAL DISTRICT

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

THE PROPERTY WAS INITIALLY PURCHASED IN 1961 SUBJECT TO PROPERTY  
BEING GRANTED THE RIGHT TO USE AS NONCONFORMING USE WHICH WAS  
GRANTED, THUS BARBER SHOP WAS EFFECTED (ATTACHED) TO HOUSE SEC: 232-581

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☒ YES ☐ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

[Redacted Signature]  
Appellant's or Owner's Signature

10/13/14  
Date

Sworn to and subscribed before me this

13<sup>th</sup> day of OCTOBER 20014

Notary Public [Redacted Signature]

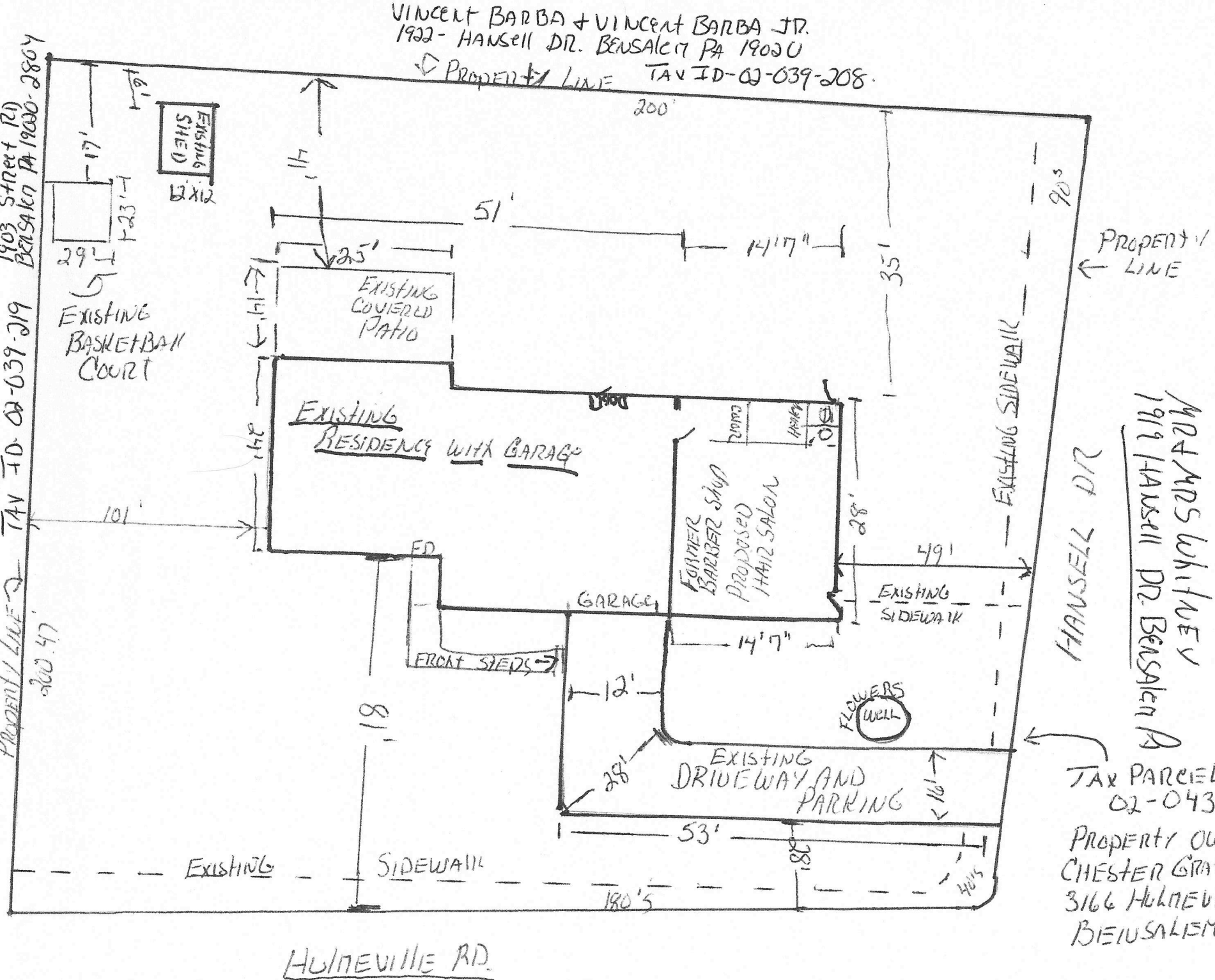
My commission expires: 12/16/17

Notarial Seal  
Kelly Boyer, Notary Public  
Falls Twp, Bucks County  
My Commission Expires Dec 16, 2017

SHIPPING CTR  
TAX ID 02-039-219  
1903 STREET RD  
BENSALLEN PA 19006-2864

PROPERTY LINE  
200.47'

PROPERTY LINE  
200.47'



VINCENT BARBA + VINCENT BARBA JR.  
1902 - HANSELL DR. BENSALLEN PA 19020  
PROPERTY LINE TAX ID-02-039-208.

MR + MRS WHITNEY  
1919 HANSELL DR. BENSALLEN PA

TAX PARCEL  
02-043-146  
PROPERTY OWNER  
CHESTER GRATKOWSKI'S  
3166 HULMEVILLE RD  
BENSALLEN PA  
19020

02-043-145-TAX ID





# BENSALEM TOWNSHIP

*Building and Planning Department*  
Office 215-633-3644 • Fax 215-633-3753  
Matthew K. Takita  
*Director of Building and Planning*  
2400 Byberry Road • Bensalem, PA 19020

## ZONING CERTIFICATION

October 2, 2014

Robert J. and Denise Gratkowski  
7210 Harders Crossing  
Langhorne, PA 19047

<b>Project:</b>	Hair Salon and retail sales
<b>Project Address:</b>	3166 Hulmeville Rd Bensalem, PA 19020
<b>Tax Parcel:</b>	02-043-146
<b>Property Owner:</b>	Chester Gratkowski Sr.

Dear Sir/Madam:

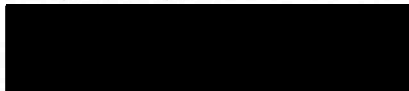
In response to your request, the following information is being furnished as it pertains to the above referenced property:

- The subject parcel lies in an R-2, Residential District.
- The existing residence is a permitted use in the R-2, District.
- The former non-conforming Barber Shop use was discontinued approximately 5 years ago and therefore has reverted back to the R-2 District use.
- The proposed Hair Salon and Retail Sales is not a permitted use in the R-2 District. [Section 232-166]
- There are no known non-conforming uses on the parcel.

A copy of the section for this classification is included for your reference. If you should have any questions or concerns, please feel free to contact this office for assistance.

You have the right to appeal this determination to the Township Zoning Hearing Board. Applications for appeals to the Zoning Hearing Board can be obtained at the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem or on our website at <http://bensalempa.gov>.

Respectfully,



Harold W. Gans, P.E., P.L.S.  
Township Engineer

91-7199-9991-7033-6367-8045  
Certified and regular mail

HWG/lva

*This is not a permit. No land shall be used or occupied and no structure shall be constructed, used or occupied until all appropriate approvals and permits are obtained.*

2-39

200.47'  
200'  
146  
180' S  
40' S  
90' S

HANSELL DR.

200'  
200.47'  
145  
213.19'  
126.65'

SEE 2

596.58'

70' E

SEE 2-33

40' E

SEE 2-33

133.07' E

347.36' E



1 OF 5



2 OF 5









4 OF 5



5 OF 5



